

AGENDA

**Aldermanic Chambers, Second Floor, City Hall, 93 Highland Avenue,
Wednesday, December 10, 2003**

DECISIONS 6:00 P.M. followed by HEARINGS

149-153 Highland Ave. The Applicant, Verizon Wireless, along with their Agent, Alpine Advisory Services, and the property owner, Highland and Central Realty Trust, are requesting revisions to previously approved plans for appeal #2002-87. The Applicant is requesting that the revisions be considered minor and approved as presented (SZO §5.3.8). Neighborhood Business (NB) zoning district. *Board unanimously voted that the request was Minor. Mary Jeka made a motion to approve the request. Herbert Foster seconded. Vote taken (5-0) to approve PE, MJ, HF, RD, MS.*

180 Somerville Ave The Applicants, Target Corporation, along with their Agent, VHB, Inc., and the property owner, Northern Artery Association, are requesting revisions to previously approved plans for appeal #2002-96. The Applicant is requesting that the revisions be considered minor and approved as presented (SZO §5.3.8). Business A (BA) zoning district. *Chairman Ercolini stated that more information would need to be provided, and Ward Alderman Heuston would need to be included in the discussions. The case was continued until January 7, 2004.*

9-11 Aldersey St. The Owner, G&T Realty Associates & Applicant, Gerard Meehan, seek to convert an existing three-family to a five-family, as well as construct two, three unit townhouses, for a total of eleven units. The Applicant has been cited under §4.4.1, §4.5.3, §7.2, §7.3 and §7.11.1.d of the S.Z.O. The Applicant is also making appeal under §3.1.9. of the S.Z.O. RA zone. *Acting Chairman, Mary Jeka (with Philip Ercolini recused) stated that the Board had received a request from the Applicant, asking to appear before the Board on January 7th. The Applicant will meet with the Historic Commission on December 16 and the Planning Board on December 18. The Board granted the request, case continued until January 7, 2004.*

44 Park St. Applicant: 44 Park Street, LLC (formerly Emerald Development Group, Inc.); Owner: Maldemar, LLC. The Applicant seeks a special permit with site plan review under SZO §7.11.1.c to construct fifty-six (56) residential units. The Applicant is subject to Affordable Housing under the SZO, §13.5. RC zone. *Chairman Ercolini noted that the Agent for the Applicant, Richard DiGirolamo, Esq., faxed a request to Withdraw the Petition Without Prejudice. A new application for this site will be filed, advertised and scheduled for January. Chairman Ercolini made a motion to approve the request to Withdraw the Petition Without Prejudice. Richard Daley seconded the motion. Vote taken, motion carried (5-0) PE, MJ, HF, RD, MS.*

230 Somerville Ave. Applicant & Owner TYR Two Realty Trust seeks a special permit to alter a nonconforming structure to convert the 2nd floor of an existing commercial building to 3 dwelling units (SZO §4.4.1). BA zone. *Chairman Ercolini noted that the*

Agent for the Applicant, Richard DiGirolamo, Esq., faxed a request to Withdraw the Petition Without Prejudice.

Herbert Foster made a motion to approve the request. Marlene Smithers seconded. Vote taken, motion carried (5-0) PE, MJ, HF, RD, MS.

51 Warren St. Applicant, Antonio Pereira, Owners: Antonio Pereira and Maria Pereira. The Applicant seeks site plan approval to subdivide a lot in order to construct a 6-unit dwelling on the new lot (SZO §8.8). Applicant also requires two special permits to modify parking requirements (SZO §9.13.b and §9.13.c) and a variance from rear yard setback (SZO §8.5.i). BA zone. *A request to continue was signed by the Board and Agent for the Applicant, Michael Ford. The Agent updated the Board on the changes to the original proposal. The case will be continued until the next meeting on January 7, 2004.*

259 Powder House Blvd. Owners, Demos and Zoe Mihalakopoulos. The Applicant, Demos Mihalakopoulos seeks major changes to previously approved special permit for alterations to a two-family dwelling (ZBA Case #: 2002-27). RA zone. *Mary Jeka made a motion to approve. Richard Daley seconded the motion. Motion approved (5-0) PE, MJ, HF, RD, MS.*

66 Summer St. Applicant, Santokh Singh, Owner, Gurmail Banwait. The Applicant seeks a special permit to convert from one non-conforming use, a retail store, to another, a retail store with 19-seat restaurant (SZO §4.5.1), and a special permit for relief from four required parking spaces (SZO §9.13.a). RB zone. *No communications were received from the Applicant or Agent. No members of the public present.*

Chairman Ercolini closed the hearing and asked for a motion, reminding the Board that at the previous hearing there was great opposition to the project, from the Ward Alderman, Maryann Heuston and from neighbors regarding parking and congestion and from this petition.

Mary Jeka made a motion to deny the petition. Herbert Foster seconded the motion.

Vote taken, motion carried, petition denied. (5-0) PE, MJ, HF, RD, MS.

Please note that due to an error by the Somerville Journal, the new cases advertised for this date were rescheduled to Tuesday, December 16, 2003.

ZBA 12/10/03

All Members Present